

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM  
GROUP 3

Property ID: R21702

Property Information

property address: 1412 S TEXAS AVE

legal description: CAVITT HIGHWAY #6 LOT 7.8

owner name/address: KROLczyk, JOSEPH W & NANCY

2249 FM 2776

BRYAN, TX 77808-8033

full business name: Auto Finance

land use category: comm-Retail

type of business: used auto sales

current zoning: C-3

occupancy status: OCC

lot area (square feet): 8445

frontage along Texas Avenue (feet): 100

lot depth (feet): 85

sq. footage of building: 560

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☒ min. lot width standards

Improvements

# of buildings: 1 building height (feet): 10.0 # of stories: 1

type of buildings (specify): retail

building/site condition: 3

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify)

approximate construction date: 1981

accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☒ no

sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☐ yes ☒ no (specify)

(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no

☐ dilapidated ☐ abandoned ☐ in-use

# of signs: type/material of sign:

overall condition (specify):

removal of any dilapidated signs suggested? ☐ yes ☒ no (specify)

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☒ no

# of available off-street spaces: 24

lot type: ☒ asphalt ☐ concrete ☐ other

space sizes:

sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition:

end islands or bay dividers: ☐ yes ☒ no

landscaped islands: ☐ yes ☒ no

**Curb Cuts on Texas Avenue**

how many: 1 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no  
if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☐ yes ☒ no

**Landscaping**

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no  
comments: \_\_\_\_\_

**Outside Storage**

☒ yes ☐ no (specify) used auto  
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☒ yes ☐ no

**Miscellaneous**

is the property adjoined by a residential use or a residential zoning district?  
☐ yes ☒ no (circle one) residential use residential zoning district  
is the property developable when required buffers are observed? ☒ yes ☐ no  
if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

**Other Comments:**

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